



AGENDA

DESIGN REVIEW BOARD

Friday, March 13, 2009, 11:00 a.m.
Administrative Conference Room
College Station City Hall
1101 Texas Avenue
College Station, Texas

1. Call to Order
2. Consideration, discussion and possible action on Absence Requests.
 - Jason Kinnard
 - Katy Jackson
3. Consideration, discussion and possible action to approve meeting Minutes.
 - November 14, 2008 DRB Minutes
 - December 12, 2008 DRB Minutes
4. Presentation, possible action, and discussion on a request for a waiver to the Northgate District Sidewalk Standards and Street Tree requirements for the Northgate Restrooms project, located at 300 Church Street and generally located along Church Street to the north of the Northgate Promenade. Case #09-00500028 (LH)
5. Presentation and discussion regarding proposed changes for Wolf Creek Car Wash, located at 300 Harvey Road and generally located between Taco Bell and Advance Auto Parts. Case #09-00500031 (MR)
6. Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
7. Adjourn.

Consultation with Attorney {Gov't Code Section 551.071; possible action.

The Design Review Board may seek advice from its attorney regarding a pending and contemplated litigation subject or attorney-client privileged information. After executive session discussion, any final action or vote taken will be in public. If litigation or attorney-client privileged information issues arise as to the posted subject matter of this Design Review Board meeting, an executive session will be held.

Notice is hereby given that a Regular Meeting of the Design Review Board of the City of College Station, Texas will be held on the Friday, March 13, 2009 at 11:00 a.m. at the City Hall Administrative Conference Room, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this the ____ day of _____, 2009 at ____ p.m.

CITY OF COLLEGE STATION, TEXAS

By _____
Connie Hooks, City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of the Design Review Board of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on _____, 2009 and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this ____ day of _____, 2009.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the ____ day of _____, 2009.

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov.



Minutes

Design Review Board
Friday, November 14, 2008
Administrative Conference Room
1101 Texas Avenue
11:00 AM

Board Members Present: Acting Chairman Ward Wells, Jason Kinnard, Alan King and Hunter Goodwin

Board Members Absent: John Nichols and Katy Jackson

Staff Present: Staff Planner Lauren Hovde, Staff Planner Matthew Hilgemeier, Planning Administrator Molly Hitchcock, Staff Assistant Amber Carter and Staff Assistant Bethany Boerboom

Others Present: Andrew Hawkins, Representatives of Northgate Public Restrooms.

AGENDA ITEM NO. 1: Call to order.

Acting Chairman Ward Wells called the meeting to order at 11:02 a.m.

AGENDA ITEM NO. 2: Presentation, possible action, and discussion on alternatives to the transparency requirements for the City of College Station's Northgate Public Restrooms, located between Church Street and Patricia Street on the Northgate Promenade.

Staff Planner Lauren Hovde presented the Special District Site Plan and stated that the applicant was proposing a waiver to the transparency requirements due to the fact that the facility was to be utilized as public restrooms and the applicant is proposing to add visual interest by the use of large metal Northgate emblems as well as the use of patterned and projected masonry work.

There was general discussion regarding the item.

Jason Kinnard motioned to approve the Special District Site Plan as submitted. Hunter Goodwin seconded the motion, motion passed (4-0).

AGENDA ITEM NO. 3: **Presentation, possible action, and discussion on the use of alternative building materials and colors for the Corner Bar, located at 401 University Drive.**

Staff Planner Lauren Hovde presented the proposed alternative to the building materials previously approved by DRB. The alternatives proposed consist of adding a forty-two inch brick wainscot which would be constructed of a brick veneer that matches the stair tower.

There was general discussion regarding the item.

Hunter Goodwin motioned to approve the application as submitted. Alan King seconded the motion, motion passed (4-0).

AGENDA ITEM NO. 4: **Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.**

None.

AGENDA ITEM NO. 5: **Adjourn**

Hunter Goodwin motioned for adjournment. Alan King seconded the motion, motion passed (4-0).

Meeting adjourned at 11:19 a.m.

APPROVED:

John Nichols, Chairman

ATTEST:

Amber Carter, Staff Assistant



Minutes
Design Review Board
Friday, December 12, 2008
Administrative Conference Room
1101 Texas Avenue
11:00 AM

Board Members Present: Chairman John Nichols, Ward Wells, Alan King and Hunter Goodwin

Board Members Absent: Jason Kinnard and Katy Jackson

Staff Present: Staff Planner Matthew Hilgemeier, Planning Administrator Molly Hitchcock, Staff Assistant Nicole Padilla, and Senior Planner Jennifer Prochazka

Others Present: Wallace Phillips, Joe Schultz, Rob Crowley

AGENDA ITEM NO. 1: Call to order.

Chairman John Nichols called the meeting to order at 11:03 a.m.

AGENDA ITEM NO. 2: Consider Absence requests.

~ John Nichols

~ Katy Jackson

Ward Wells motioned to approve absence request. Hunter Goodwin seconded the motion; which passed unopposed (4-0).

AGENDA ITEM NO. 2: Presentation, possible action, and discussion on a request to waive the buffer requirement at 543 William D. Fitch Parkway. Case #08-00500297 (LH).

Senior Planner Jennifer Prochazka presented the item and stated that the applicant was proposing a waiver to the buffer requirements due to the fact that the buffer would detract from the natural beauty of the greenway and prevent customers from enjoying the scenery.

There was general discussion regarding the item.

Hunter Goodwin motioned to approve the waiver to the buffer requirement as submitted. Alan King seconded the motion, motion passed (4-0).

AGENDA ITEM NO. 4: Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

None.

AGENDA ITEM NO. 5: Adjourn

Alan King motioned for adjournment. Hunter Goodwin seconded the motion, motion passed (4-0).

Meeting adjourned at 11:13 a.m.

APPROVED:

John Nichols, Chairman

ATTEST:

Nicole Padilla, Staff Assistant

**DESIGN REVIEW BOARD
STAFF REPORT**

Project Manager: Lauren A. Hovde, Staff Planner
Email: lhovde@cstx.gov

Report Date: March 4, 2009
Meeting Date: March 13, 2009

**For
NORTHGATE PARKING LOT ON CHURCH STREET- DRB (09-00500028)**

Item: Presentation, possible action, and discussion on a request for a waiver to the Northgate District Sidewalk Standards and Street Tree requirements for the Northgate Restrooms project, located at 300 Church Street and generally located along Church Street to the north of the Northgate Promenade.

Zoning District: NG-1 Core Northgate

Location: 300 Church Street, located on the south side of Church Street to the north of the Northgate Promenade

Applicant: Ed McDonald, P.E., City of College Station, Capital Projects Department

Item Summary: The applicant is requesting a waiver to the sidewalk width and street tree requirements of the Northgate District. The Board is asked to consider relief from the sidewalk width standard of 10' along Church Street to allow for the inclusion of motorcycle parking facilities facing Church Street, in conjunction with the Northgate Restrooms project.

Item Background: The Sidewalk Standards being discussed can be found in Section 5.6.B.8.b.2 of the Unified Development Ordinance, which requires a sidewalk existing on a site prior to development or redevelopment to be upgraded to meet current standards. Sidewalks are specified to be a minimum of 10' in width on Church Street.

The Street Trees requirements standards being discussed can be found in Section 5.6.B.9.a.1 of the Unified Development Ordinance, which requires the installation of a minimum of 4-inch caliper trees every 25' on Church Street.

Most of this block has already undergone redevelopment without widening the existing 5' sidewalk to the required 10' along Church Street, and therefore the widening of this approximately 55' section would be inconsistent with the remaining block totaling approximately 600' in length.

Items for Review: The DRB has the authority, according to the Unified Development Ordinance, to approve such a waiver to the Sidewalk Standards and Street Trees where existing physical conditions prohibit the strict application of the ordinances.

Supporting Materials:

1. Application
2. Copy of Site Plan (in packet)



CITY OF COLLEGE STATION
Planning & Development Services

FOR OFFICE USE ONLY

CASE NO.:

04-28

DATE SUBMITTED:

2.2.09

9.11.09

DESIGN REVIEW BOARD APPEALS & WAIVERS APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

- ☒ \$150 Application Fee
- ☒ Application completed in full.
- ☒ Additional materials may be required of the applicant such as site plans, elevation drawings, sign details and floor plans. The Zoning Official shall inform the applicant of any extra materials required.

Date of Preapplication Conference: _____

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary Contact for the Project):

Name Ed McDonald (see below) & Andrew Hawkins
 Street Address 7607 Eastmark Dr Suite #200 City College Station
 State TX Zip Code 77840 E-Mail Address a_hawkins@holster-arch.com
 Phone Number 979.693.3179 Fax Number 979.693.8370

PROPERTY OWNER'S INFORMATION:

Name Ed McDonald - City of College Station, Capital Projects Department
 Street Address 2613 Texas Ave. P.O. Box 9960 City College Station
 State TX Zip Code 778742 E-Mail Address EMcDonald@ctx.gov
 Phone Number 979.764.3528 Fax Number 979.764.3487

LOCATION OF PROPERTY:

Address Northgate Parking Lot on Church Street - No Physical Address Assigned
 Lot 14-18 & 24-28 Block 1 Subdivision Boyet Subdivision
 Description if there is no Lot, Block and Subdivision _____

CURRENT ZONING OF SUBJECT PROPERTY: NG-1

APPEAL/WAIVER REQUESTED: (Circle One)

NRA Requirements

Northgate Requirements

Buffer Requirements

Driveways

WPC Parking

Site Plan Review Criteria

Krenak Tap Corridor Overlay District

Other: _____

Explanation of appeal/waiver request: Request for Variance of Sidewalk width requirements

Applicable Ordinance Section: UDO Section 5.6.B.8.b.2 Sidewalk Standards, Variance 5.6.B.14.a

GENERAL APPEALS/WAIVER REQUEST

The following specific variation from the ordinance is requested:

This would be the only section on this side of the street that meets the standard. Since the rest of the block is either owned as part of this property or recently developed, the likelihood of other areas being brought up to current standards. Also this would allow for additional motorcycle parking in that area which would generate income for the city.

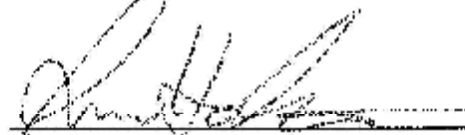
The unnecessary hardship (s) involved by meeting the provisions of the ordinance other than financial hardship is/are:

This would be the only section along this side of the street. The city owns most of this block.

The following alternatives to the requested variance are possible:

The proposed site plan had a sidewalk that matches the current width and actually does not alter the existing walk. The additional area would be used as motorcycle parking.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct and complete.



Signature and Title

06-22-09

Date

**DESIGN REVIEW BOARD
WOLF PEN CREEK DESIGN DISTRICT
STAFF REPORT**

Project Manager: Matt Robinson, Staff Planner
E-mail: mrobinson@cstx.gov

Report Date: March 4, 2009
Meeting Date: March 13, 2009

**For
WOLF CREEK CARWASH (SDSP) (09-0050031)**

Item: Presentation and discussion regarding building design, building materials and colors, for Wolf Creek Carwash, located at 300 Harvey Road in the Wolf Pen Creek Zoning District.

Location: 300 Harvey Road

Applicant: Mike Hendrikz, Texas Shade Systems Inc.

Item Summary: The applicant is proposing to modify the existing Wolf Creek Carwash site in order to update the auto detail bay area. Specifically, the following changes are being proposed:

- Pour concrete paving area of approximately 60' x 30'
- Install two (2) modular shade structures approximately 56' x 29' in size, with painted black steel frames and a fabric top with color "Desert Sand".

Administrator Recommendations: The applicant has submitted proposed changes to the existing Wolf Creek Carwash site for discussion purposes only. As such staff does not have a recommendation.

Issues/Items for Review:

1. **Miscellaneous Structures and Street Hardware** – The applicant has proposed a shade structure with an exposed steel frame painted black and a fabric membrane top with the color of "Desert Sand". The Unified Development Ordinance offers the following guidance to the Design Review Board when considering building colors:

§ **Section 5.6.A.9.a** states that miscellaneous structures and street hardware shall be designed to be part of the architectural concept of design and landscape. Materials shall be compatible with buildings, scale shall be good, colors shall be in harmony with buildings and surroundings, and proportions shall be attractive.

Attachments:

1. Application
2. Site Pictures
3. Site Plan (included in packet)
4. Structure details (included in packet)
5. Material & Color samples (available at meeting)



CITY OF COLLEGE STATION
Planning & Development Services

FOR OFFICE USE ONLY	
CASE NO.	00.31
DATE SUBMITTED	2.4.09

8-15
CC

WOLF PEN CREEK BUILDING & SIGN REVIEW APPLICATION Design Review Board

MINIMUM SUBMITTAL REQUIREMENTS

- ☒ Application completed in full.
- ☒ \$200 Special District Review Fee.
- ☐ Ten (10) copies of facade details with dimensions.
- ☐ Ten (10) copies of sign details with dimensions.
- ☐ Ten (10) copies of the building elevation showing sign placement (if attached signage is proposed).
- ☒ Color and material samples.

Date of Preapplication Conference: 01/21/09

NAME OF BUSINESS WOLF CREEK BREWERY

ADDRESS 300 HARVEY ROAD COLLEGE STATION TX

LEGAL DESCRIPTION LOTS 9-10 - BOARDWALK SUBDIVISION MORROW ESTATE LEASE

PRESENT USE OF PROPERTY ABSTRACT #41 CAR WASH & OIL CHANGE

PROPOSED USE OF PROPERTY SAME

APPLICANT'S INFORMATION:

Name MICHAEL HENDRIX - TEXAS SUEDE SYSTEMS INC

Street Address 2101 HARVEY MITCHELL PARKWAY STE. 309

City COLLEGE STATION State TEXAS Zip Code 77840

E-Mail Address mhendrix@texasuede.com

Phone Number 979-694-9828 Fax Number 979-695-8826

PROPERTY OWNER'S INFORMATION:

Name N.R. JENNER

Street Address 300 HARVEY ROAD

City COLLEGE STATION State TX Zip Code 77840

E-Mail Address jenner@nrc.com

Phone Number 979-694-9826 Fax Number 979-694-9826

DESCRIPTION OF PROPOSED EXTERIOR CHANGES

UPGRADE AUTO DETAIL BAY AREA

- POOR CONCRETE PAVING AREA 60' X 50'

- INSTALL MODULAR SHADE STRUCTURES 50' X 20'

: POWDER COATED PAINT STEEL FRAMES - BLACK

: FABRIC MEMBRANE TOPS - DYEAT AND/OR SAND

☐ ATTACHED SIGN

☐ FREESTANDING SIGN

Square Footage _____

Square Footage _____

All Wolf Pen Creek applications must be reviewed by the Design Review Board. Once a meeting is scheduled, the applicant will be notified of the date and time so that he can be present to discuss the proposal with the Board. The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct.

Signature of Owner, Agent or Applicant

Miss Horner

Date

02/03/07

Site Pictures

